Let’s build it better

For the Public Sector, getting construction projects off the ground can be challenging and time consuming.

At Pagabo, we aim to make it quicker, simpler and more effective.

Organisations right across the UK are taking advantage of our unique approach to Public Sector procurement, from NHS Trusts and Education bodies to Local Authorities and Councils.

Our Framework for Refit & Refurbishment Solutions connects you to specialist contractors for all refurb projects with budgets over £250k. It's free to access, easy to use and fully compliant with all UK and EU procurement law.

This user guide provides all the information you need to get started, including which contractors are available within each region.
The National Framework for Refit & Refurbishment Solutions

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Other Frameworks available from Pagabo:
- Dynamic Purchasing System for Small Works
- Framework for Medium Works
- Framework for Major Works
- Framework for Total Car Park Solutions
- Framework for Professional Services in Construction and Premises
- Wide range of Goods & Services Frameworks

To find out more about any of our Frameworks, please give us a call on 01482 975883.
Why choose a Pagabo Framework?

We're a different kind of Framework provider. With over 50 years' experience in public sector procurement, we understand your challenges and work to deliver the most value possible from your projects.

3 reasons we're different:

1. **We deliver:** We won't let you down when it comes to delivering the number of bids your project needs. Whether its 3, 4 or more – we work closely with the contractors to make sure it happens.

2. **No project, no fee:** We don’t believe in engagement fees. We share the risk in the early stages of the process by only charging fees once your project officially starts.

3. **Your contract, your way:** Our Frameworks are compatible with any contract type, whether its NEC, JCT or your own organisations.

Some other key benefits of using Pagabo:

**Simplicity**
We take the complication out of procurement, so all our Frameworks are free to access and easy to use.

**Transparency**
We don’t hide costs. Our fees are fully transparent and charged as an agreed percentage of the overall project.

**Flexibility**
Whether it's a Direct Award or Further Competition, our Frameworks support a range of procurement processes.

**Support**
We provide support and advice throughout your project, from Expression of Interest through to completion.

**Stability**
We monitor the financial stability of our contractors to ensure they continue to be a safe pair of hands for your project.

**Value for Money**
Each of our contractors has met rigorous selection criteria around quality of work and competitive pricing.
Delivering real social value

Driving real, meaningful social value is at the heart of what we do at Pagabo. Through our unique Social Value Calculator, we are able to calculate your social, economic and environmental impact and the financial value, in real monetary terms, of that impact. Pagabo adds value through our Frameworks by supporting social value at the feasibility, business case development, planning, procurement, delivery and maintenance stages of your investments.

As of March 2019, our Frameworks enabled £1.34 billion in social value.

And, as part of our ongoing account management support, we can provide you with all the information and tools you need to report on the social value impact of your project.

To find out more about our social value approach please visit www.pagabo.co.uk/social-value
End-to-end support throughout the life of your contract

Our job doesn’t stop when you have chosen a Framework. We work closely with you throughout the life of the project, providing support and guidance to make sure that you get the most value from your contract.

The assistance we provide:

- Project Feasibility Assessment
- Procurement Advice
- Early Contractor Engagement
- Documentation Preparation
- Tender Process Management
- Tender Evaluation Facilitation
- Contractor On-Boarding
- Establishing Pre-Construction Services Agreement
- KPIs Management & Evaluation
- Contractor Relationship Management
Appointing your supplier

Whether it’s a Direct Award or Further Competition (FC), our Frameworks make appointing a supplier easier and more effective.

Throughout the process, we help co-ordinate the appointment on your behalf, liaising with you, the contracting authority and the contractors.

### Appointing your supplier

**DIRECT AWARD**

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**FURTHER COMPETITION (TWO STAGE)**

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**FURTHER COMPETITION (SINGLE STAGE)**

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**Client Access Agreement (CAA) –** Review, sign and return the CAA (available from pagabo.co.uk)

**Expression of Interest (EoI) –** An EoI is the recommended route for early engagement with our trusted contractors and will indicate:

- Your chosen procurement route
- When your procurement will take place
- When the build will commence
- Estimated project value

**Quality & Price Checks**

We will supply contractor documentation, including tendered quality and price ratios.

**Business Case**

We provide templates and assistance with drafting a business case for your chosen contractor.

**NEC Required**

For the Direct Award process the form of Contract of NEC3 or NEC4 must be used, however specific contract amendments can be made.

**Further Competition**

A FC will be issued to all prospective contractors within the relevant Lot and Region. Any form of contract can be used for this such as NEC or JCT.

**Stage One**

The Stage One document can include:

- Quality questions
- A pre-construction programme
- Method statements
- Preliminaries cost/percentage
- Agreed overheads and profit
- A schedule of rates
- Fees for Pre-Construction Services Agreement
- CVs for management

**Stage Two**

One contractor is taken forward from Stage One as a preferred contractor into this Pre-Construction Services Agreement stage. The contractor then progresses the design of the project, formulates a project cost and agrees the contract with you.

**Single Stage**

We’ll supply documentation to enable you to prepare an accurate tender. FC documents will then be prepared and submitted by the relevant contractors.

**Evaluation**

We will provide spreadsheets to assist with the evaluation of the FC documents from contractors.

**Contract Awarded**
National Framework for Refit and Refurbishment Solutions | £250k+

OJEU Reference: 2018/S 236-538730

Bring new life to your buildings
Designed for all your refurb related works, our Refit & Refurbishment Solutions Framework provides compliant access to a range of specialist refit contractors, helping public sector organisations access the right expertise at the right price.

“Managing the estates of our growing organisation is a significant challenge, this unique framework significantly simplifies the procurement of our refit and refurbishment projects.”
Steve Howell, CFO, Red Kite Learning Trust

Framework facts

- Project Value: £250k+
- Type: Further Competition or Direct Award
- Term: Until February 2023
- Lots: 5
- Contractors: 28
- Contracting Authority: Red Kite Learning Trust
The perfect Framework for a full range of refit and refurbishment projects:

The Framework is structured around 5 project value based Lots, covering the full range of refit and refurbishment project types:

**Areas covered by the Framework**

- Shell and Core
- Category A Refurbishment
- Category B Refurbishment
- Internal refresh (in occupation)
- Internal refresh (empty building)
- Cut and Carve refurb (zero structural modification)
- Cut and Carve refurb (with structural modifications)

**Framework Lots**

- Lot 1 – £250k–£1m
- Lot 2 – £1m–£5m
- Lot 3 – £5m–£15m
- Lot 4 – £15m–£30m
- Lot 5 – £30m+
Lots & Supplier Breakdown

Lot 1 – £250k to £1m
Lot 2 – £1m to £5m
Lot 3 – £5m to £15m
Lot 4 – £15m to £30m
Lot 5 – £30m+

Key
- North East
- North West
- Yorkshire & Humber
- East Midlands
- West Midlands
- East of England
- London
- South East
- South West
- Scotland
- N. Ireland
- Wales
### Lot 1 Suppliers – Contracts from £250k to £1m

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To find out more about the Refit & Refurbishment Solutions Framework, please give us a call on 01482 975883 or visit pagabo.co.uk
# Lot 2 Suppliers – Contracts from £1m to £5m

To find out more about the Refit & Refurbishment Solutions Framework, please give us a call on 01482 975883 or visit pagabo.co.uk

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